



# Finding of Suitability to Transfer (FOST)

River Dock Annex

Former McClellan AFB

June 2005

Air Force Real Property Agency

## **FINDING OF SUITABILITY TO TRANSFER (FOST)**

### **McClellan AFB**

### **Sacramento River Dock Annex**

## **1. PURPOSE**

**1.1** The purpose of this Finding of Suitability to Transfer (FOST) is to document environment-related findings and the suitability to transfer the real property and any improvements on the River Dock Annex at McClellan AFB, California, to the City of Sacramento with the National Park Service acting as the federal sponsor. The description of the property for which this FOST supports is provided in Section 2 below. The described property will be transferred by letter of assignment, and its anticipated use is as a public waterfront recreational area operated by the City of Sacramento Department of Parks and Recreation.

**1.2** This FOST is a result of a thorough analysis of information contained in the following documents:

- Final Programmatic Environmental Impact Statement for Disposal and the Environmental Impact Report (FPEIS/EIR) for Reuse and Rezoning of McClellan AFB, California dated July 1997
- Basewide Environmental Baseline Survey (EBS) dated November 1996
- Final Supplemental EBS (SEBS) for the property dated July 1997 (as amended December, 1997)
- Visual Site Inspections/Physical Site Inspections (VSIs/PSIs) conducted in conjunction with the SEBS and an updated VSI conducted in January 2005
- Basewide Finding of Suitability to Lease (FOSL) dated August 1998
- Final Supplemental Site Specific Environmental Baseline Survey (SSSEBS) for The Sacramento River Dock Facilities dated August 2001
- Fourth Edition of the Water Quality Control Plan (Basin Plan) for the Sacramento River and San Joaquin River Basins, revised September 15, 1998
- Final Non-CERCLA Off-Base Data Gap Summary Reports/Field Sampling Plans (January 1999)
- Non-CERCLA Off-Base Data Gap for Sacramento River Docks, Final Summary Memorandum (May 1999)
- Biological Opinion, Issued by Fish and Wildlife Service (FWS), United States Department of the Interior (Dec 2004)

## **2. PROPERTY DESCRIPTION**

The Property being addressed by this FOST is shown on the map included at Attachment 1 and is comprised of approximately 1.65 acres. The property includes the following improvements: Buildings/Facilities 4635 (the stationary cargo pier), 4637 (a warehouse), 4638 (a well pumphouse shed), and 4638-A (a SMUD transformer shed containing a SMUD

transformer). Other unnumbered structures and equipment including a U.S. Coast Guard shelter unit, metal conexes, and a wood shed are located on the property. A floating dock/walkway is also present at the River Dock. A boathouse known as "Pugh's Marina" was previously located at the property but has been removed.

### **3. NATIONAL ENVIRONMENTAL POLICY ACT (NEPA) COMPLIANCE**

The environmental impacts of this property transfer proposal have been adequately analyzed and disclosed in compliance with NEPA. These impacts are analyzed in the FPEIS/EIR. The major environmental impacts identified are insignificant.

### **4. ENVIRONMENTAL CONDITION OF THE PROPERTY**

Based on a review of the SSSEBS and VSIs, the overall Department of Defense Environmental Condition Category (ECC) of the Sacramento River Dock footprint is ECC 2 (see SSSEBS Figure 5-1) because petroleum product releases have occurred at facilities within the property footprint. Trace concentrations of petroleum products have also been reported in soils at the former location of the gasoline aboveground storage tank. All other areas of the property are designated a Category 1 for soil, soil gas, and groundwater.

For reference, DoD property categories 1 and 2 are defined as follows:

Category 1: Acreage where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

Category 2: Acreage at Installation Restoration Program sites where only release or disposal of POL has occurred.

### **5. DEED and/or TRANSFER DOCUMENT RESTRICTIONS AND NOTIFICATIONS**

The environmental documents listed in Section 1.2 were evaluated to identify environmental factors listed in Attachment 2 that may warrant constraints on certain activities in order to minimize or eliminate threats to human health or the environment. Such constraints typically are embodied as permanent restrictions in the deed or as a specific notification to the transferee. The factors that require either deed restrictions or specific notifications are identified in Attachment 2 and are discussed below.

The Air Force has determined that the remaining factors listed in Attachment 2 do not pose an unacceptable threat to human health or the environment, consistent with governing regulatory processes, and, therefore, do not require deed restrictions or notifications to the Transferee and thus are not discussed below.

#### **5.1 Hazardous Substances Notification**

Consistent with the provisions of CERCLA § 120(h)(3), which requires that whenever federal property on which hazardous substances were stored for one (1) year or more, released or

disposed of is conveyed, each transfer document entered into for the conveyance of such property will include a notice of the type and quantity of such hazardous substances and of the time at which such storage, release or disposal took place. This notice requirement was codified at 40 CFR Part 373 which provides that the notice requirement applies only when hazardous substances are or have been stored in quantities greater than or equal to: (1) 1,000 kilograms or the hazardous substance's CERCLA reportable quantity found in 40 CFR Part 302.4, whichever is greater (40 CFR Part 373.2(b)); or (2) 1 kilogram if the substance is an acutely hazardous substance found in 40 CFR Part 261.30 (40 CFR Part 373.2(b)). Additionally, this regulation also provides that the notice required for the known release of hazardous substances applies only when the hazardous substances are or have been released in quantities greater than or equal to the substance's CERCLA reportable quantity. A list of hazardous substances known to be stored on the property at quantities requiring notification for a period of one (1) year or more is provided in Attachment 3, Notice of Hazardous Substances Stored. There were no reported releases or disposal on the property. Additionally, a hazardous substance notice will be given in the deed or transfer document of the type and quantity of hazardous substances and the time at which storage for one (1) year or more took place.

During renovation of the River Dock in 1993, approximately 112 pier poles containing creosote were removed. The poles were originally stored on asphalt and then concrete at the River Dock until they were moved to an area of gravel-covered asphalt in the northwestern portion of the property (see SSSEBS Figure 1-1). The poles had been stored on the gravel-covered asphalt area for approximately a year and a half until they were removed from the site for off-site disposal in 1997. No sampling for this area was recommended in the *final Non-CERCLA Off-Base Data Gap Summary Report/Field Sampling Plan (January 1999)*. No visual evidence of contamination (staining, soil discoloration, etc.) was observed in the former pier pole storage areas during the visual site inspection (VSI) conducted on 18 August 2000 for the SSSEBS.

## **5.2 Environmental Restoration Program: Installation Restoration Program (IRP) sites, Environmental Compliance-Closure Related (EC-CR) sites, and Areas of Concern (AOC).**

There are only areas where release or disposal of petroleum products has occurred on this property. Refer to the discussion presented in Section 5.3, Petroleum Products and Derivatives, for additional information.

Covenants will be included in the transfer document to ensure that any CERCLA response or corrective actions found to be necessary after the date of delivery of the transfer document will be conducted by the United States Government. Provisions will also be included in the transfer document to allow the United States Government access to the property in any case in which any such CERCLA response or corrective action is found to be necessary.

## **5.3 Petroleum Products and Derivatives:**

Petroleum contaminated sites were present on the property. All removal and/or remedial actions to protect human health and the environment have been completed. The determination that no CERCLA remedial action is required is supported by the Non-CERCLA Off-Base Data

Gap for Sacramento River Docks, Final Summary Memorandum (May 1999). No further action at the River Dock Site was recommended in this document.

#### **5.4 Underground and Aboveground Storage Tanks (USTs and ASTs):**

A 500-gallon AST was formerly located in an unpaved area east of Building 4637. The AST was used to fuel boats and was removed in 1984. There are no known reports of any spills or releases of gasoline from the AST. However, soil sampling was conducted on 25 March 1999 at the location of the AST. Soil samples were collected at 5-foot intervals from 6 inches below ground surface (bgs) to a depth of 30 feet bgs and analyzed for metals, semi-volatile organics, Total Petroleum Hydrocarbons (TPH) Diesel and Gasoline, and benzene, toluene, ethylbenzene, and xylenes (BTEX). Analytical results were below any action levels and no further action was recommended at this site and the Central Valley Regional Water Control Board concurred with this recommendation.

#### **5.5 Asbestos Containing Material (ACM)**

The property to be conveyed contains ACM.

General: The transfer document will contain a provision stating that the property recipient and subsequent transferees, in their use and occupancy of the property, will be responsible for complying with all applicable Federal, state, and local laws relating to asbestos. The transfer document will also state that the Air Force will be responsible for conducting any CERCLA remedial action found to be necessary for hazardous substances released or disposed of on the property prior to the date of the transfer, so long as the property recipient is not a potentially responsible party under CERCLA for the release or disposal. The above response assurance by the Air Force does not mean the Air Force will perform or fund any remediation to accommodate a change in land use desired by the property recipient that is inconsistent with use restrictions or covenants contained in the deed or other related property transaction documents.

ACM in Structures or Buildings: Based on an inspection of the property and a review of the environmental baseline survey reports, the ACM located in structures on the property is in good condition and not damaged or deteriorated to the extent that it creates a potential source of airborne fibers.

ACM in Utility Pipelines: No CERCLA response action for ACM in below ground utility pipelines is required at this time. ACM, such as transite pipes or pipes wrapped with asbestos insulation, may be found in (or on) utility pipelines located on the property. ACM associated with utility pipelines below ground does not pose a threat to human health or environment as long as it is not disturbed, or, if it is disturbed, proper care is taken to manage and dispose of it. Utility pipelines below the ground have not been inspected. The property recipients and subsequent transferees will be given notice of the possibility of ACM in utility pipelines through a notice in the transfer document. The transfer document will provide notice to the property recipients that the Air Force will not be responsible for the ACM in utility pipelines.

ACM in Demolition Debris: ACM, which was commonly used in building materials, may be located at building demolition locations. Based upon an inspection of the property and a review of the environmental baseline survey reports, no such locations are specifically known on these parcels. No CERCLA response action is required at this time. However, it is possible that there are undiscovered locations where demolition debris may be found by the property recipient or subsequent transferees during ground disturbance activities. The property recipient and subsequent transferees will be cautioned by notice in the transfer document to exercise care during ground disturbing activities. The property recipient or subsequent transferees will be required to notify the Air Force promptly of any demolition debris containing friable asbestos and believed to be associated with Air Force activities. The property recipients or subsequent transferees will be required to allow the Air Force a reasonable opportunity to investigate and, if a CERCLA response action is necessary, to accomplish it.

## **5.6 Drinking Water Quality**

There is no potable water source at the property. Nonpotable water, used primarily for fire protection, cleaning, and sanitary purposes, is provided by an on-site well. It is recommended, however, that groundwater from the water well at the site not be used for potable purposes (drinking) due to infrequent use and the fact that the well is not on a regular monitoring program for drinking water.

## **5.7 Residuals of Lead-Based Paint and Lead-Based Material and Debris (collectively, "LBP") - Facilities other than Target Housing & Residential Property**

LBP and/or LBP hazards might be present in facilities at the Sacramento River Dock if the facilities were built prior to 1978. The Transferee will be notified through the supporting SSSEBS documentation, of the possible presence of LBP and/or LBP hazards in these facilities. Notice will be provided to the Transferee that the Transferee will be responsible for managing all LBP and potential LBP in compliance with all applicable laws and regulations.

Facilities at the Sacramento River Dock are currently not used for target housing purposes; however, the transferee shall abate all LBP hazards that exceed Housing and Urban Development (HUD) Title X regulations in facilities that are converted and reused as child occupied facilities following transfer of the property in accordance with the DOD/EPA Field Guide Policies.

Furthermore, LBP may have come to be in the soils as a result of deterioration, maintenance activities, and demolition. Based upon its evaluation of available records, the Air Force has concluded that remedial action under CERCLA is not necessary. Therefore, the transfer document shall include a notice to the transferee and subsequent transferees, notifying them that LBP may be on the property and advising them that caution should be exercised during any use of the property that may result in exposure to LBP. By a grantee covenant in the transfer document, the transferee and its successors will acknowledge and accept responsibility for managing LBP in accordance with all applicable laws and regulations and for promptly notifying the Air Force of any discovery of LBP in soils that appears to be the result of Air Force activities

and is at concentrations requiring remediation. The transferee and subsequent transferees will be required to provide the Air Force an opportunity to investigate such discoveries, and, if a CERCLA remedial action is necessary, to accomplish it. The transfer document will reserve a non-exclusive easement to Air Force to enable it to investigate any such discoveries and take any remedial action found to be necessary.

### **5.8 Polychlorinated Biphenyls (PCBs)**

No serviceable PCB-containing equipment is present on the property. Light ballasts at facilities constructed before 1979 may contain PCB oils. The Transferee will be advised through the SSSEBS, in accordance with the Toxic Substances Control Act of 1976, that these light ballasts may contain PCB oils.

### **5.9 Energy (Utilities)**

Electricity to the Sacramento River Dock is supplied via aboveground distribution lines from SMUD. A SMUD transformer is present within Building 4638-A. There is no natural gas supply to the Sacramento River Dock.

### **5.10 Flood Plains**

Certain areas on the property are located within a 100-year flood plain. The Transferee will be responsible for complying with any applicable laws and regulations relating to construction activities within the flood plain. Specific notification will be provided in the transfer document to advise the transferee of 100-year flood plain responsibilities.

### **5.11 Historic Property**

Historic structures are present on the property. Buildings 4635 and 4637 are considered historic properties. The Transferee will agree, through a covenant in the transfer document, not to conduct any alterations, construction, demolition, excavation, ground-disturbing activities, or any other actions that would affect the integrity or appearance of the property without prior written permission from the State Historic Preservation Office-approved Reviewing Official as described in the Programmatic Agreement dated April 1999. Furthermore, the Transferee will be required by covenant in the transfer document to take action to protect the historic property from the elements, vandalism, and arson. A notification will be provided in the transfer document, as part of the Transferee covenant, to advise the transferee of Historic Property responsibilities.

### **5.12 Sanitary Sewer Systems**

None of the facilities on the property are connected to a sanitary sewer. The SSSEBS is in error by stating that the sanitary sewer discharges to the Sacramento County Regional Sanitation District. A septic tank existed on the property as described in section 5.13.

### **5.13 Septic Tanks**

A septic tank that was present on the property was removed and properly closed under regulatory oversight of the Sacramento County Environmental Management Department in October 2003.

### **5.14 Solid Waste**

Solid wastes, to include municipal solid waste, at the Sacramento River Dock are transported and disposed offsite at a permitted landfill. The transferee will be responsible for securing all future disposal services and complying with all applicable Federal, State, and local laws relating to solid waste disposal.

### **5.15 Biological Resources**

#### **5.15a Sensitive Habitat**

Certain areas of the property are classified as sensitive habitats as described in paragraph 5.15b below. See Figure 1-2 of the SSSEBS for the location of these sensitive habitats. The transfer document will reference the existence of these sensitive habitats and any applicable regulatory control, and will contain restrictive provisions, as appropriate and necessary; to assure that no actions can be taken which would adversely affect those sensitive habitats.

#### **5.15b Threatened and Endangered Species**

Threatened or endangered species are present on the property. One elderberry shrub located at the Sacramento River Dock is a potential habitat for the Valley Elderberry Beetle (*Desmocerus californicus dimporhus*), a special status (federally threatened) wildlife species. Suitable foraging habitat for double-crested cormorants (*Phalacrocorax auritus*), also a special status species (species of special concern in California), exists in open water at the Sacramento River Dock. There are no known nest sites for this species at the site. The transfer document will notify the transferee that the species may be present on the property and will contain restrictive provisions assuring that no actions can be taken that would adversely affect the species. The Transferee will be responsible for conducting any consultations and mitigations prior to beginning new construction in endangered species habitats as defined in the Fish and Wildlife Service Biological Opinion dated December 10, 2004.

## **6. REGULATOR COORDINATION**

The California Department of Toxic Substances Control (DTSC), the Central Valley Regional Water Quality Control Board (CVRWQCB), and the United States Environmental Protection Agency (EPA) Region 9 were notified in September 2000 of the initiation of this FOST and supporting SSSEBS documentation and were invited to participate in preparing the draft documents consistent with the provisions of AFPRA's Procedures for Processing Findings

of Suitability to Lease/Transfer (FOSL/FOST and Supporting Environmental Documents, issued jointly by Alan K. Olsen, AFBCA, Thomas W. L. McCall Jr., DAS/ESOH, and Timothy Fields Jr., DAA/OSWER in a memo dated Jun 8, 1995). Consolidated draft documents were provided in January 2001 for their formal review and comment. (See related correspondence included at Attachment 7) All regulator comments (combined Attachments 5 and 6) were addressed and/or incorporated as appropriate. A draft final FOST and supporting SSSEBS documentation were provided in June 2001 for final coordination. DTSC concurred that their comments were accurately addressed (See FOST concurrence related correspondence at Attachment 7). CVRWQCB and EPA had additional minor comments that have been incorporated into the document and addressed in combined Attachments 5 and 6 (see Attachment 7 for comment letters).

## **7. PUBLIC NOTICE**


Public notice, as required by the FOST process, was provided on 14 January 2005 (a copy of notice is included at Attachment 8).

## 8. FINDING OF SUITABILITY TO TRANSFER

The proposal to transfer this Property has been adequately assessed and evaluated for: (a) the presence of hazardous substances and contamination on the Property, (b) environmental impacts anticipated from the intended use of the Property, (c) the adequacy of use restrictions and notifications to ensure that the intended use is consistent with protection of human health and the environment, and (d) adequacy notice of disclosures, including those required by CERCLA 120(h). The anticipated future use of this Property does not present a current or future risk to human health or the environment, subject to inclusion and compliance with the appropriate restrictions on use and disclosures as addressed above. The Property, therefore, is suitable to transfer.

JUL 22 2005

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Date

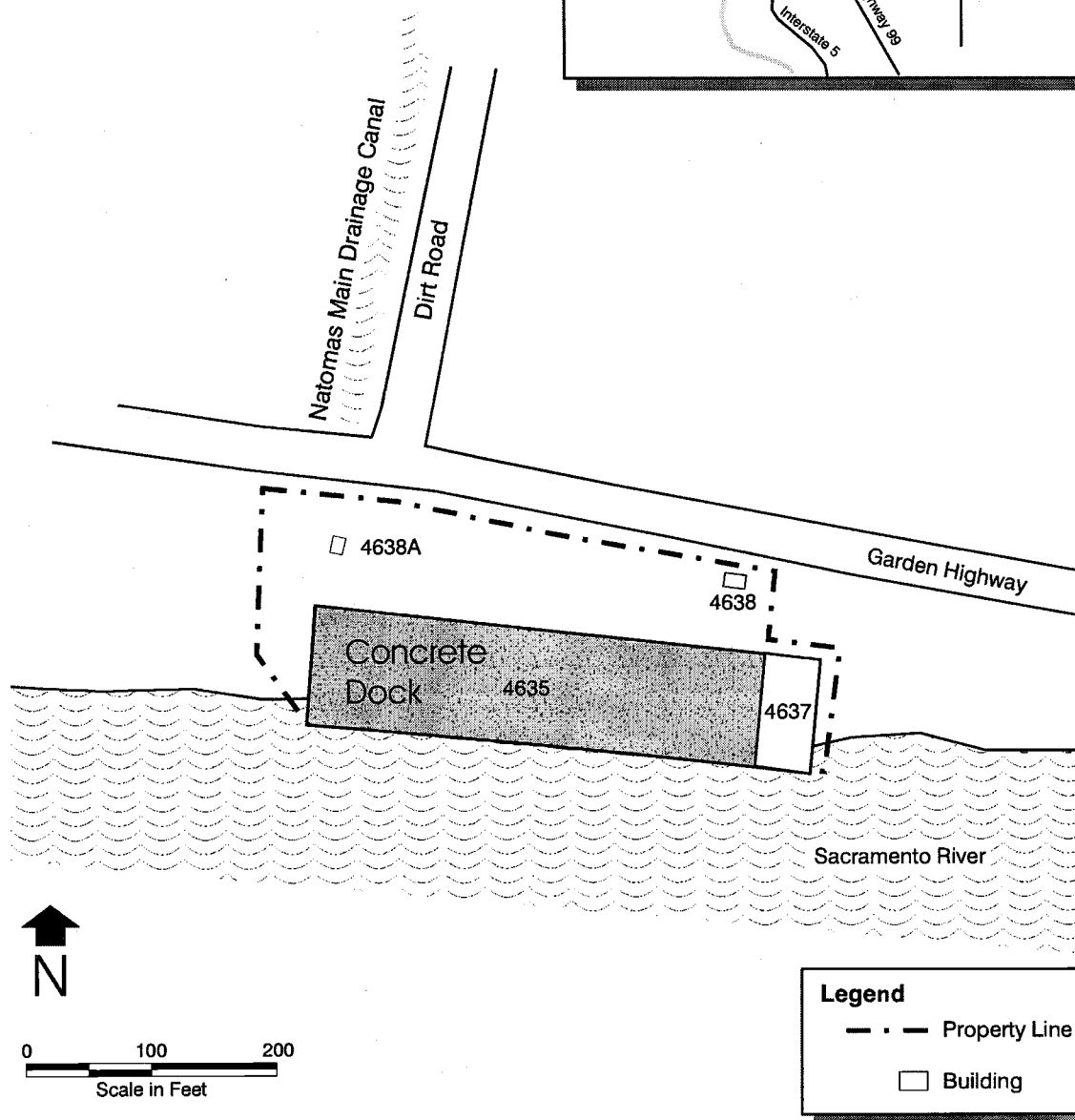
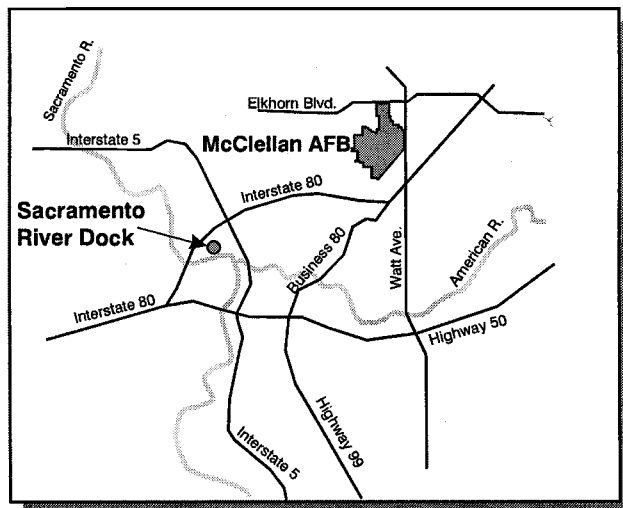
  
KATHRYN M. HALVORSON  
Director  
Air Force Real Property Agency

### Attachments:

1. Property Map
2. Environmental Factors Table
3. Hazardous Substances Stored/Disposed
4. "Not Used"
5. & 6.(combined) Regulator Comments/AF Responses
7. FOST Concurrence Related Correspondence
8. Public Notice

## Property Map

# FOST River Dock Property Location



## ENVIRONMENTAL FACTORS TABLE

(Note: Each item identified with an "X" in the "Yes" column is discussed in Section 5)

Transfer Document Restriction or Notification Required?		Environmental Factors Considered
No	Yes <sup>1</sup>	
		<b>Environmental Restoration, Hazardous Substances, Petroleum</b>
	X-N	Hazardous Substances (Notification)
X		Environmental Restoration Program; (IRP, EC-CR, and AOC)
X		Petroleum Products and Derivatives
X		Storage Tanks (USTs/ASTs)
X		Oil/Water Separators (OWSS)
X		Military Munitions (UXO), (DMM), (WMM), (MC)
X		Radioactive & Mixed Wastes
		<b>Disclosure Factors/Resources:</b>
	X-N	Asbestos Containing Material (ACM)
X		Drinking Water Quality
X		Indoor Air Quality (Radon)
X		Lead-Based Paint (Target Housing & Residential Property)
	X-N	Lead-Based Paint (Other than Target Housing & Res Property)
X		PCBs
		<b>Other Factors:</b>
X		Outdoor Air Quality/Air Conformity/Air Permits
X		Energy (Utilities)
	X-N	Flood plains
	X-D	Historic Property (Archeological/Native American, Paleontological)
X		Sanitary Sewer Systems
X		Septic Tanks
X		Solid Waste
		<b>Biological Resources:</b>
	X-D	Sensitive Habitat
	X-D	Threatened and Endangered Species
X		Wetlands

<sup>1</sup> For this column, indicated whether a deed restriction or notification is required using the following nomenclature: Deed Restriction = X-D and Notification = X-N.

## **NOTICE OF HAZARDOUS SUBSTANCES STORED**

Notice is hereby given that the following hazardous substance is known to have been stored for one year or more at the Sacramento River Dock, and the dates that such storage took place. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund") 42 U.S.C. section 9620(h).

### **HAZARDOUS SUBSTANCES STORED**

#### **Sacramento River Dock**

<b>Substance Stored</b>	<b>Regulatory Synonym(s)</b>	<b>CAS Registry Number</b>	<b>Quantity kg/pounds</b>	<b>Dates Stored</b>	<b>Hazardous Waste ID Number (if applicable)</b>
Creosote	Naphthalene oil	8001-58-9	Unknown <sup>1</sup>	1993-1997	U051

<sup>1</sup>Note: approximately 112 creosote treated poles were stored at the River Dock (ref. FOST Section 5.1) subsequent to a renovation project. The quantity of creosote in the poles may have exceeded 1,000 kg/2205 pounds.

"Not Used"

## Combined Attachment 5 and 6, Regulator Comments/Air Force Responses

### Review of Draft Finding Of Suitability To Transfer (FOST) For The Sacramento River Dock

**Reviewer: James D. Taylor, Remedial Project Manager, Central Valley Regional Water Quality Control Board (February 16, 2001).**

Comment #	Comment	Response
1.	<b>Section 1.2, page 1, Item 8:</b> This reference to the Fourth Edition of the Water Quality Control Plan (Basin Plan) for the Sacramento River and San Joaquin River Basins contains an incorrect date. The correct date for this revision is September 15, 1998, not 1999. Please correct this discrepancy.	Comment has been incorporated into Section 1.2.
2.	<b>Section 3, last sentence, bottom of page 1 and continued at top of page 2:</b> The last sentence of this paragraph, (" <i>Based on this analysis...</i> ") is poorly worded and unclear. Please review this sentence for clarity.	Comment has been incorporated into Section 3.
3.	<b>Section 5.2, page 4, third paragraph, first full sentence on page 4:</b> This sentence states that, " <i>These subsections summarize the status of investigation and remediation for each site.</i> " This sentence contradicts the second sentence of this paragraph that states, "...but at concentrations that do not require a removal or remedial response." It appears that the referenced sentence does not need the words " <i>and remediation</i> " since no remediation is required. Please correct this discrepancy.	Comment has been accommodated by major revisions to Section 5.2.
4.	<b>Section 5.2.1, page 4, fifth sentence:</b> This sentence states that "...and analyzed for metals, semi-volatile organic compounds (SVOCs), and total petroleum hydrocarbons (TPH) as gasoline and lead." This statement is inconsistent with the wording presented in the <i>Draft SSSEBS for the Sacramento River Dock</i> . The SSSEBS states that (Section 3.6.1, page 3-7, Former Gasoline AST), "...and analyzed for metals, semi-volatile organic compounds (SVOC's), TPHD, and TPHG." Please correct this discrepancy.	Comment has been accommodated by major revisions to Section 5.2.

## Review of Draft Finding Of Suitability To Transfer (FOST) For The Sacramento River Dock

**Reviewer: Michael Work, Remedial Project Manager, Federal Facilities Cleanup Branch, Superfund Division, Environmental Protection Agency (February 15, 2001)**

Comment #	Comment	Response
1.	<b>Section 2. Property Description:</b> There needs to be a description of the property. Citing facility numbers is not sufficient. Also, the acreage involved has to be identified.	Comment has been incorporated in Section 2.
2.	<b>Section 5.4-LBP:</b> In what facilities might LBP be present? If no sampling for LBP has been done, a deed restriction is required to maintain the property from residential use until sampling is done and any remedial action completed.	Comment has not been incorporated in Section 5.4. The Air Force position is that covenants and deed restrictions related to lead-based paint will only be included for property defined as target housing under Title X.
3.	<b>Section 5:</b> A discussion of pesticides is needed. If pesticides is not an issue, the FOST should state so and why.	A discussion of pesticides in not included within the FOST. Pesticides are not an issue as indicated in SSSEBS Section 3.15. Only those environmental factors requiring Deed restrictions (as identified in FOST Attachment 3) are included in the FOST.
4.	<b>Section 8, Finding of Suitability to Transfer:</b> When entering into a deed for transfer under section 120(h)(3) of the Comprehensive Environmental, Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9620, the Air Force is required to include in such deed a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken before the date of transfer, and that any additional remedial action found to be necessary after the date of the transfer shall be conducted by the United States. These covenants are missing from the FOST.	Comment has been incorporated into Section 5.2. Because there was no release of a Hazardous Substance on the property, CERCLA section 120(h)(4) is applicable.

**Review of Draft Finding Of Suitability To Transfer (FOST) For The Sacramento River Dock**

**Reviewer: Francesca D'Onofrio, Hazardous Substances Scientist, Department of Toxic Substances Control (February 2001).**

<b>Comment #</b>	<b>Comment</b>	<b>Response</b>
<b>1.</b>	<b>Page 1, Property Description:</b> Please provide a more thorough narrative description of the property.	Comment has been incorporated in Section 2
<b>2.</b>	<b>Page 6, Lead-Based Paint:</b> Given that this property will be deeded to the City of Sacramento and lead-based paint is present in the facilities associated with this property, a deed restriction and land use covenant must be completed prior to transfer. Please explain the Air Force's progress on this requirement.	Comment has not been incorporated in Section 5.4. The Air Force position is that covenants and deed restrictions related to lead-based paint will only be included for property defined as target housing under Title X.

## Review of Draft Final Finding Of Suitability To Transfer (FOST) For The Sacramento River Dock

**Reviewer: James D. Taylor, Remedial Project Manager, Central Valley Regional Water Quality Control Board (June 15, 2001). Concurrence with responses was received on March 10, 2005.**

Comment #	Comment	Response
1.	<p><b>Section 5.2, page 4:</b> The <i>Draft</i> FOST contained several sections (Sections 5.2.1 through 5.2.6) that contained important information regarding the condition of the property that is being transferred. For example, Section 5.2.6, Risk Overview, states that <i>"It is recommended, however, that groundwater from the water well at the site not be used for potable purposes (drinking) due to infrequent use and the fact that the well is not on a regular monitoring program for drinking water."</i> These sections were deleted in the <i>Draft Final</i> FOST and addressed: the Former Gasoline AST; Former Creosote-Treated Pier Pole Storage; Soil Characterization; Soil Gas Characterization; Groundwater Characterization; and; Risk Overview. The information in these sections is directly pertinent to the condition of the property to be transferred and should be re-inserted into the document.</p> <p>In addition, please note that our Specific Comment 4 on the Draft FOST (letter dated 16 February 2001) noted inconsistencies in Section 5.2.1 with the Draft SSSEBS for Sacramento River Dock. Please correct the discrepancies in the referenced section.</p>	<p>Comment was addressed as follows:</p> <ol style="list-style-type: none"> <li>1. The storage of creosote poles is addressed in Section 5.1 and Attachment 3.</li> <li>2. The drinking water language is provided in Section 5.6.</li> <li>3. The former AST is addressed in Section 5.4.</li> <li>4. Other information was deleted to make this FOST consistent with the Air Force Model. Requested information related to soil, soil gas, and groundwater characterization as well as risk is provided in the SSSEBS for the River Dock and is not related to any restrictions for the property.</li> <li>5. The environmental condition of the property is discussed in Section 4.</li> <li>6. The language in the SSSEBS is correct, and the FOST was changed to be consistent with the SSSEBS. Section 5.4 of the FOST was updated to reflect new language.</li> </ol>

## Review of Draft Final Finding Of Suitability To Transfer (FOST) For The Sacramento River Dock

**Reviewer: Joseph B. Healy, Jr., Remedial Project Manager, and Bob Carr, Regional Counsel, Environmental Protection Agency (June 22, 2001). Concurrence with responses was received on March 7, 2005.**

Comment #	Comment	Response
1.	<b>Section 2 Property Description and Section 5.5 Polychlorinated Biphenyls (PCBs):</b> The FOST and SSSEBS need to consistently describe the status of certain structures. Is the transformer AF property or SMUD property?	The transformer is SMUD property. Section 3.13 of the SSSEBS is in error. Section 1.3.1 of the SSSEBS and the FOST are correct.
2.	<b>Section 5.1 Hazardous Substances Notification:</b> The FOST describes storage of the creosote-treated pier poles but asserts no notice is required. Is it the AF position that the stored poles did not contain more than 1 kg of acute hazardous waste? Or not more than 1000 kg of hazardous waste? Given the nature of pole treatments the AF would be hard pressed to prove either of these positions. There is also the issue of the soil removal which was referred to in an earlier version of the SSSEBS. How can the Air Force assert that there was no release if it was necessary to remove soil? If there was a removal of hazardous substances then the proper ECC for that portion of the parcel would be a 3 or 4 and the Section 120(h)(3) covenant referred to in EPA's comment on the prior version of the FOST should be included in the deed.	Concur with the comment and notification is provided in Section 5.1 and Attachment 3 lists the 112 creosote-treated poles that were stored at the site. As indicated in Section 5.1, no creosote was found to have escaped to the environment during the time of storage; there was no indicated release to the environment of free creosote. The reference to excavated soil in the Draft SSSEBS was in error and was deleted in the Final SSSEBS. The Air Force has investigated the site and determined that no creosote contamination exists within the soil.
3.	<b>Section 5.2 Installation Restoration Program (IRP) and Areas of Concern (AOC's):</b> The second paragraph describes the Section 120(h)(4) covenant. If that covenant is appropriate for this parcel then the phrase "that are the responsibility of the Air Force" should be eliminated to meet the statutory mandate. It is also useful to include a reference to this covenant at the conclusion of the FOST in a paragraph which states that the parcel is suitable for transfer because it meets either Section 120(h)(3) or (h)(4) criteria.	Concur. Section 5.2 has been edited to read "Covenants will be included in the deed to ensure that any CERCLA response or corrective actions found to be necessary after the date of delivery of the deed, will be conducted by the United States Government." Section 8 includes the reference to CERCLA 120(h).
4.	<b>Section 5.4 Lead-Based Paint (LBP)—</b>	Concur. Language was added

	<p><b>Facilities other than Housing:</b> Based on the information contained in the FOST, EPA believes that the Air Force must restrict the use of this property for child-occupied facilities until lead-based paint hazards are evaluated and addressed as appropriate.</p>	<p>to Section 5.7 as follows, "Facilities at the Sacramento River Dock are currently not used for target housing purposes; however, the transferee shall abate all LBP hazards in facilities that are converted and reused as child occupied facilities following transfer of the property in accordance with the DOD/EPA Field Guide Policies that exceed Housing and Urban Development (HUD) Title X regulations."</p>
5.	<p><b>Section 5.8 Historic Property:</b> Attachment 3 indicates that no deed restriction is needed with respect to historic property. That appears to be inconsistent with this paragraph, which describes restrictive deed covenants.</p>	<p>Concur. Attachment 2 has been modified to reflect a deed restriction with respect to historic property.</p>

**Review of Draft Final Finding Of Suitability To Transfer (FOST) For The Sacramento River Dock**

**Reviewer: Francesca D'Onofrio, Hazardous Substances Scientist, Department of Toxic Substances Control (July 13, 2001).**

<b>Comment #</b>	<b>Comment</b>	<b>Response</b>
General	DTSC reviewed the document and found that our comments on the draft document have been adequately addressed. Additionally, the DTSC has reached a finding of no further remedial action required on this parcel.	Accepted

## **FOST Concurrence Related Correspondence**



## Department of Toxic Substances Control

---



Winston H. Hickox  
Agency Secretary  
California Environmental  
Protection Agency

Edwin F. Lowry, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200

Gray Davis  
Governor

July 13, 2001

Mr. Anthony Wong  
BRAC Environmental Coordinator  
AFBCA/DM  
3411 Olson Street, #105  
McClellan Air Force Base, California 95652-1071

### DRAFT FINAL FINDING OF SUITABILITY TO TRANSFER (FOST), SACRAMENTO RIVER DOCK, McCLELLAN AIR FORCE BASE

Dear Mr. Wong:

We have reviewed the above referenced document and find our comments on the draft document have been adequately addressed. Additionally, the Department of Toxic Substances Control (DTSC) has reached a finding of no further remedial action required on this parcel. Therefore, based on the deed notices required in the FOST, the visual site inspection conducted by our staff on June 29, 2001, as well as the finding of no further action required, we conclude this parcel is suitable to transfer. However, if any additional information concerning the environmental condition of said property becomes available in the future, the State reserves the right to address any appropriate environmental or human health related issues.

Additionally, should the subject parcel be considered for the proposed acquisition and/or construction of school properties utilizing state funding at any time in the future, a separate environmental review process in compliance with the California Education Code Section 17210 et seq will need to be conducted and approved by DTSC.

*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption.  
For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

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Mr. Anthony Wong  
July 13, 2001  
Page 2

If you have any questions regarding this letter, please contact Francesca D'Onofrio, Reuse Specialist, at (916) 255-3603.

Sincerely,



Anthony J. Landis, P.E.  
Chief  
Northern California Operations  
Office of Military Facilities

cc: Mr. James Taylor  
Regional Water Quality Control Board  
3443 Routier Road, Suite A  
Sacramento, California 95827-3098

Mr. Joe Healy  
United States Environmental Protection Agency  
75 Hawthorne Street  
San Francisco, California 94105

To: ISMTP@ADMIN@AFBDA.HDQ [<KDepies@dtsc.ca.gov>],  
ISMTP@ADMIN@AFBDA.HDQ [<kistner.glenn@epa.gov>],  
ISMTP@ADMIN@AFBDA.HDQ [<zeleznik.martin@epa.gov>],  
ISMTP@ADMIN@AFBDA.HDQ [<Healy.Joseph@epamail.epa.gov>], Paul  
Brunner@MCCLELLAN@AFBDA.DCM, Rick Solander@MCCLELLAN@AFBDA.DCM,  
Sig Csicsery@MCCLELLAN@AFBDA.DCM  
From: "James Taylor" <jdtaylor@waterboards.ca.gov>  
Cc: ISMTP@ADMIN@AFBDA.HDQ [<ttrearse@dtsc.ca.gov>],  
ISMTP@ADMIN@AFBDA.HDQ [<Carr.Robert@epamail.epa.gov>],  
ISMTP@ADMIN@AFBDA.HDQ [<RHoward@TechLawinc.com>]  
Subject: Sacramento River Dock FOST RTCs  
Attachment:  
Date: 3/10/2005 2:12 PM

We have reviewed the subject Responses to Comments (RTCs), provided by fax dated 3/4/2005 from Rick Solander. The RTCs adequately address our comments (letter dated 15 June 2001) on the Draft Final FOST for the Sacramento River Dock. We have no further comments on this document. Please contact me if you have any questions.

Thanks,  
James D. Taylor, R.G.  
CV-RWQCB  
11020 Sun Center Drive # 200  
Rancho Cordova, CA 95670-6114  
jdtaylor@waterboards.ca.gov  
Phone: (916) 464-4669  
DoD Fax: (916) 464-4797



Winston H. Hickox  
Secretary for  
Environmental  
Protection

# California Regional Water Quality Control Board

## Central Valley Region

Robert Schneider, Chair



Gray Davis  
Governor

Sacramento Main Office  
Internet Address: <http://www.swrcb.ca.gov/rwqcb5>  
3443 Rautier Road, Suite A, Sacramento, California 95827-3003  
Phone (916) 255-3000 • FAX (916) 255-3015

15 June 2001

Attention: Mr. Phil Mook  
AFBCA/DM  
3411 Olson Street  
McClellan AFB, CA 95652-1071

### ***DRAFT FINAL FINDING OF SUITABILITY TO TRANSFER (FOST) FOR THE SACRAMENTO RIVER DOCK (DSR# 352-3), McCLELLAN AIR FORCE BASE (AFB), SACRAMENTO COUNTY***

Thank you for the opportunity to review the subject document (FOST), submitted 5 June 2001. The FOST documents specific environmental conditions and findings related to the delivery of possession of the Sacramento River Dock of McClellan AFB, to the County of Sacramento, under the terms of a Public Benefit Conveyance. The property is to be conveyed through a deed sponsored by the Department of the Interior/National Park Service. We have reviewed the FOST and have determined that most of our comments on the draft (letter dated 16 February 2001) have been adequately addressed. However, in responding to our comments several important sections were deleted. We believe that these sections contain important information that is pertinent to the condition of the property. We request that this information be re-inserted in the FOST, along with the appropriate revisions that are necessary to be consistent with the *Draft Final Site-Specific Supplemental Environmental Baseline Survey (SSSEBS)*, dated 21 May 2001. Our comments on the FOST are provided below.

### **COMMENTS**

1. Section 5.2, page 4: The *Draft FOST* contained several sections (Sections 5.2.1 through 5.2.6) that contained important information regarding the condition of the property that is being transferred. For example, Section 5.2.6, Risk Overview, states that *"It is recommended, however, that groundwater from the water well at the site not be used for potable purposes (drinking) due to infrequent use and the fact that the well is not on a regular monitoring program for drinking water."* These sections were deleted in the *Draft Final FOST* and addressed: the Former Gasoline AST; Former Creosote-Treated Pier Pole Storage; Soil Characterization; Soil Gas Characterization; Groundwater Characterization, and; Risk Overview. The information in these sections is directly pertinent to the condition of the property to be transferred and should be re-inserted into the document.

California Environmental Protection Agency



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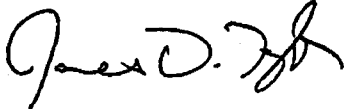
JUN 18 2001

Draft Final FOST for the Sacramento River Dock - 2 -  
McClellan AFB

15 June 2001

In addition, please note that our Specific Comment 4 on the *Draft FOST* (letter dated 16 February 2001) noted inconsistencies in Section 5.2.1 with the *Draft SSSEBS for Sacramento River Dock*. Please correct the discrepancies in the referenced section.

If you have any questions, please contact me at (916) 255-3069, or e-mail me at [taylorjd@rb5s.swrcb.ca.gov](mailto:taylorjd@rb5s.swrcb.ca.gov).



JAMES D. TAYLOR  
Associate Engineering Geologist

cc: Mr. Joe Healy, United States Environmental Protection Agency, San Francisco  
Mr. Kevin Depies, Department of Toxic Substances Control, Sacramento  
Mr. Mark Malinowski, Department of Toxic Substances Control, Sacramento  
Mr. Rick Solander, AFBCA/DM, McClellan AFB  
Mr. Brian Hovander, AFBDA/DM, McClellan AFB

To: Rick Solander@MCCLELLAN@AFBDA.DCM  
From: <Carr.Robert@epamail.epa.gov>  
Cc: ISMTP@ADMIN@AFBDA.HDQ [<Healy.Joseph@epamail.epa.gov>]  
Subject: Re: FOST River Dock Comment Responses  
Attachment: FOST RIVER DOCK\_RTC\_BOB CARR.DOC  
Date: 3/7/2005 11:48 AM

I have reviewed your responses and am satisfied that my comments have been adequately addressed.

Robert Carr  
415 972 3913  
FAX 415 947 3570/71

rick.solander@af  
rpa.pentagon.af.  
mil (Rick  
Solander)                      To  
                                Robert Carr/R9/USEPA/US@EPA  
                                cc  
03/04/2005 01:06  
PM                              Subject  
                                FOST River Dock Comment Responses

Please respond  
to  
rick.solander@af  
rpa.pentagon.af.  
mil

Bob,

As mentioned in my voice mail, attached are our responses to your comments on the draft final FOST for the Sacramento River Dock from 2001. This project had been put on hold pending receipt of the Biological Opinion. We finally received the Biological Opinion. Please review the responses and let me know if you are O.K. with them. Please respond by March 11 so that we can proceed to signature on the document.

Thanks

Rick Solander  
Environmental Scientist  
AFRPA/DD-McClellan  
(916) 643-0830 ext.228  
email: rick.solander@afropa.pentagon.af.mil  
(See attached file: FOST RIVER DOCK\_RTC\_BOB CARR.DOC)



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION IX  
75 Hawthorne Street  
San Francisco, CA 94105

June 22, 2001

AFBCA/DM  
Attn: Tom Kempster  
3411 Olson St.  
McClellan, CA 95652-1071

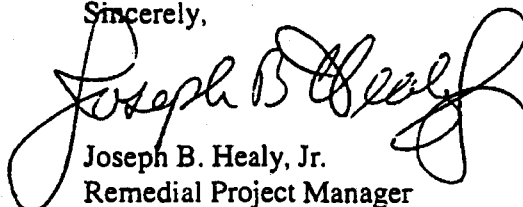
Re: EPA Review Comments (DSR Record #352-4) on the draft final FOST for Sacramento River Dock

Dear Tom:

Attached are comments from EPA's Office of Regional Counsel on the draft final FOST for Sacramento River Dock. I have reviewed these comments and am forwarding them to you as EPA's official comments on the above document.

If you have any questions, please do not hesitate to call me at (415) 744-2211.

Sincerely,



Joseph B. Healy, Jr.  
Remedial Project Manager

JBH/jbh

Attachment: Bob Carr and Steve Anderson's comments on subject document

cc: James Taylor, RWQCB      Mark Malinowski, DTSC  
Kevin Depies, DTSC      Rick Solander, McAFB  
Paul Brunner, McAFB

RECEIVED

JUL 26

**Bob Carr and Steve Anderson's Comments**  
on the  
draft final FOST for Sacramento River Dock

Section 2 Property Description and Section 5.5 Polychlorinated Biphenyls (PCBs) The FOST and SSSEBS need to consistently describe the status of certain structures. Is the transformer AF property or SMUD property?

Section 5.1 Hazardous Substances Notification The FOST describes storage of the creosote-treated pier poles but asserts that no notice is required. Is it the AF position that the stored poles did not contain more than 1 kg of acute hazardous waste? Or not more than 1000 kg of hazardous waste? Given the nature of pole treatments the AF would be hard pressed to prove either of these positions. There is also the issue of the soil removal which was referred to in an earlier version of the SSSEBS. How can the Air Force assert that there was no release if it was necessary to remove soil? If there was a removal of hazardous substances then the proper ECC for that portion of the parcel would be 3 or 4 and the Section 120(h) (3) covenant referred to in EPA's comment on the prior version of the FOST should be included in the deed.

Section 5.2 Installation Restoration Program (IRP) and Areas of Concern (AOCs) The second paragraph describes the Section 120(h)(4) covenant. If that covenant is appropriate for this parcel then the phrase "that are the responsibility of the Air Force" should be eliminated to meet the statutory mandate. It is also useful to include a reference to this covenant at the conclusion of the FOST in a paragraph which states that the parcel is suitable for transfer because it meets either Section 120(h)(3) or (h)(4) criteria.

Section 5.4 Lead-Based Paint (LBP) - - Facilities other than Housing Based on the information contained in the FOST, EPA believes that the Air Force must restrict the use of this property for child-occupied facilities until lead-based paint hazards are evaluated and addressed as appropriate.

Section 5.8 Historic Property Attachment 3 indicates that no deed restriction is needed with respect to historic property. That appears to be inconsistent with this paragraph, which describes restrictive deed covenants.

Mr. Tony Wong  
Air Force Base Conversion Agency  
3237 Peacekeeper Way, Room 108  
McClellan Air Force Base, California 95652

**DRAFT SITE-SPECIFIC ENVIRONMENTAL BASELINE SURVEY (SSSEBS) and DRAFT  
FINDING OF SUITABILITY TO TRANSFER (FOST), SACRAMENTO RIVER DOCK**

Dear Mr. Wong:

Thank you for the opportunity to review the above-referenced documents. Based on our review, we have the following comments to provide:

**SSSEBS**

- 1) Page ES-3, Follow-On Actions. While the text clearly states that any remaining action items will be completed prior to transfer, we would appreciate an approximate completion date by the Air Force. Also, please change the references to a FOST in this section to a FOST, where applicable.
- 2) Page 3-4, Current Hazardous Materials Storage. Please indicate the findings and/or date of removal of the contents of the drums referred to in the description of Building 4637.
- 3) Page 3-10, Lead Based Paint. The language in the SSSEBS describes the presence of lead based paint in association with a lease. What steps does the Air Force plan to take in regard to potential lead based paint contamination prior to transfer of the River Dock property?

**FOST**

- 1) Page 1, Property Description. Please provide a more thorough narrative description of the property.
- 2) Page 6, Lead-Based Paint. Given that this property will be deeded to the City of Sacramento and lead-based paint is present in the facilities associated with this property, a deed restriction and land use covenant must be completed prior to transfer. Please explain the Air Force's progress on this requirement.

If you have any questions regarding this letter, please contact me at (916) 255-3603.

Sincerely,

Francesca D'Onofrio  
Hazardous Substances Scientist

cc: James Taylor/RWQCB



aston H. Hickox  
Secretary for  
Environmental  
Protection

# California Regional Water Quality Control Board

## Central Valley Region

Robert Schneider, Chair



Gray Davis  
Governor

Sacramento Main Office  
Internet Address: <http://www.swrcb.ca.gov/rwqcb5>  
3443 Routier Road, Suite A, Sacramento, California 95827-3003  
Phone (916) 255-3000 • FAX (916) 255-3015

16 February 2001

Environmental Management  
Attention: Mr. Phil Mook  
SM-ALC/EMR  
5050 Dudley Boulevard, Suite 3  
McClellan AFB, CA 95652-1389

### ***DRAFT FINDING OF SUITABILITY TO TRANSFER (FOST) FOR THE SACRAMENTO RIVER DOCK (DSR# 352-1), McCLELLAN AIR FORCE BASE (AFB), SACRAMENTO COUNTY***

Thank you for the opportunity to review the subject document (FOST), submitted 12 January 2001. The FOST documents specific environmental conditions and findings related to the delivery of possession of the Sacramento River Dock of McClellan AFB to the City of Sacramento, under the terms of a Public Benefit Conveyance. Our General and Specific Comments on the FOST are provided below.

#### **GENERAL COMMENTS**

1. **Comments on the SSSEBS:** Our comments (letter dated 16 February 2001) on the *Draft Site-Specific Supplemental Environmental Baseline Survey for the Sacramento River Dock Facilities and Associated Properties* (SSSEBS) has noted some discrepancies. Revisions to the Draft FOST should consider the comments on the Draft SSSEBS by the regulatory agencies and be revised for consistency with the comments and revisions to the SSSEBS.

#### **SPECIFIC COMMENTS**

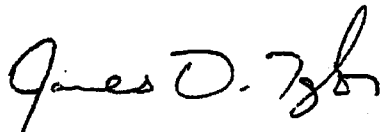
1. Section 1.2, page 1, Item 8: This reference to the Fourth Edition of the Water Quality Control Plan (Basin Plan) for the Sacramento River and San Joaquin River Basins contains an incorrect date. The correct date for this revision is September 15, 1998, not 1999. Please correct this discrepancy.
2. Section 3, last sentence, bottom of page 1 and continued at top of page 2: The last sentence of this paragraph, ("*Based on this analysis....*") is poorly worded and unclear. Please revise this sentence for clarity.
3. Section 5.2, page 4, third paragraph, first full sentence on page 4: This sentence states that, "*These subsections summarize the status of investigation and remediation for each site.*" This sentence contradicts the second sentence of this paragraph that states, "*....but at concentrations*  
*California Environmental Protection Agency*



*that do not require a removal or remedial response.*" It appears that the referenced sentence does not need the words "*and remediation*" since no remediation is required. Please correct this discrepancy.

4. Section 5.2.1, page 4, fifth sentence: This sentence states that, "*....and analyzed for metals, semi-volatile organic compounds (SVOCs), and total petroleum hydrocarbons (TPH) as gasoline and lead.*" This statement is inconsistent with the wording presented in the *Draft SSSEBS for the Sacramento River Dock*. The SSSEBS states that (Section 3.6.1, page 3-7, Former Gasoline AST), "*....and analyzed for metals, semi-volatile organic compounds (SVOCs), TPHD, and TPHG.*" Please correct this discrepancy.

If you have any questions, please contact me at (916) 255-3069, or e-mail me at ([taylorjd@rb5s.swrcb.ca.gov](mailto:taylorjd@rb5s.swrcb.ca.gov)).



JAMES D. TAYLOR  
Associate Engineering Geologist

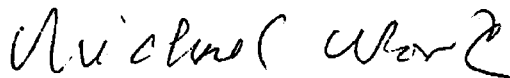
cc: Mr. Joe Healy, United States Environmental Protection Agency, San Francisco  
Mr. Kevin Depies, Department of Toxic Substances Control, Sacramento  
Mr. Mark Malinowski, Department of Toxic Substances Control, Sacramento  
Mr. Rick Solander, Environmental Management, McClellan AFB  
Mr. Brian Hovander, AFBDA/DM, McClellan AFB

*Draft Finding of Suitability to Transfer for the Sacramento River Dock, January 11, 2001*

1. Section 2. Property Description: There needs to be a description of the property. Citing facility numbers is not sufficient. Also, the acreage involved has to be identified.
2. Section 5.4 - LBP: In what facilities might LBP be present? If no sampling for LBP has been done, a deed restriction is required to maintain the property from residential use until sampling is done and any remedial action completed.
3. Section 5: A discussion of pesticides is needed. If pesticides is not an issue, the FOST should state so and why.
4. Section 8, Finding of Suitability to Transfer: When entering into a deed for transfer under section 120(h)(3) of the Comprehensive Environmental, Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. § 9620, the Air Force is required to include in such deed a covenant warranting that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property has been taken before the date of transfer, and that any additional remedial action found to be necessary after the date of the transfer shall be conducted by the United States. These covenants are missing from the FOST.

If you have any questions, please feel free to have your staff contact me at 415-744-2392.

Sincerely,




Michael Work  
Remedial Project Manager  
Federal Facilities Cleanup Branch  
Superfund Division (SFD-8-3)

cc:

Randy Adams, DTSC  
Paul Brunner, McAFB  
Bob Carr, EPA  
Francesca Donofrio, DTSC

Alex MacDonald, RWQCB  
Rick Solander, McAFB  
Phil Mook, McAFB

**Public Notice**



## PUBLIC NOTICE

### FINDING OF SUITABILITY TO TRANSFER

The U.S. Air Force Real Property Agency (AFRPA) intends to sign a Finding of Suitability to Transfer (FOST) document for approximately 2 acres of land and facilities at former McClellan Air Force Base property at the Sacramento River Dock near Discovery Park in the city of Sacramento, CA. The property will be transferred to the City of Sacramento. The FOST is the determination by the Air Force that there are no unacceptable risks to human health and the environment from the transfer of the property. An extensive review of the environmental condition of the property was completed with federal and state environmental regulatory review. No hazardous substances that require cleanup were stored or known to have been released, treated, or disposed of on the property. The property is being conveyed in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 120(h)(4). The property became available for transfer as a result of the Base Closure and Realignment Act of 1990 (Pub. L. 101-510) and the subsequent closure of McClellan in July 2001.

The public is invited to review and submit comments on the proposed land transaction during the comment period from January 14, 2005 to February 13, 2005. A copy of the FOST and supporting documents can be reviewed at the McClellan Information Repository or on the web at:  
[www.afarpa.hq.af.mil/mcclellan/mcclellan.html](http://www.afarpa.hq.af.mil/mcclellan/mcclellan.html).

**McClellan Information Repository**  
3411 Olson Street  
McClellan, CA 95652  
Hours of Operation: 8 a.m. to 3 p.m. Mon - Fri. For an appointment, call Laraine McQuillen, (916) 643-1250, Ext. 239.

Please submit any written comments or questions to:  
**Linda Geissinger, AFRPA Regional Public Affairs**  
Air Force Real Property Agency  
3411 Olson Street, McClellan CA 95652-1003  
(916) 643-6420 Ext. 109  
email: [linda.geissinger@afarpa.pentagon.af.mil](mailto:linda.geissinger@afarpa.pentagon.af.mil)